Village of Wappingers Falls Zoning Update

Public Informational Meeting #1
December 5, 2013
7:00 pm



Why did the Village want to update its zoning?

- Ordinance has not been updated in many years.
- Old language and numerous cross references.
- Compliance with Local Waterfront Revitalization Strategy
- Wanted flexibility for redevelopment Proactive approach
- Bring up to date with General Municipal Law



The Big Picture

- > Philosophy
 - Transition from Euclidean Zoning to Form-Based Zoning
 - Recommended in Local Waterfront Revitalization Strategy
 - Hybrid approach
 - > Structure
 - How is it outlined and built?
- > Content
 - What is going to be changed and what needs to be added?



Re-organized for Ease of Use

- > New Outline
 - o Logical Order for Users
 - o Administrative Sections Grouped and Improved
- > Improved Functionality
 - o Site Plan Review
 - o Special Use Permit (transferred to PB)
 - o Planned Development District
 - o Parking provisions
- Updated Provisions
 - o District Purposes
 - o **Definitions**
 - o Use, Dimensional and Parking tables



Outline of Changes

- 1. Map Changes & New Districts
- 2. Uses & Definitions
- 3. Dimensional Tables
- 4. General and Supplemental Regulations
- 5. Parking
- 6. Signs
- 7. Site Plan Review
- 8. Special Use Permit
- 9. Planned Development District



New Districts

- 1. R Residential
- 2. RMU Residential Mixed Use
- 3. VR Village Residential
- 4. VM Village Mixed
- 5. VC Village Commercial
- 6. CMU Commercial Mixed Use
- 7. Overlay Historic District
- 8. Manufactured Home Park Overlay



Map Changes

- Incorporates LWRS recommendations
- > Preserves character of existing neighborhoods
- Provides expanded opportunity for mixed-use infill development in Village Center
- Capitalizes on Rt. 9 presence



New Map

> See separate file



Lawrence E. Howard, Esq.

Use Chart Organization

- > Consolidates separate district tables into one table
- > Allowed Uses
- > Site Plan Review
- > Special Use Permit
- > If use is not listed, it is not allowed
- > Check-mark indicating Supplemental Regulation
- > Uses organized by category
 - Residential
 - Lodging
 - Commercial
 - Automotive
 - Municipal/Civic
 - Industrial



Use Table

a. RESIDENTIAL	RMU	R	VR	VM	VC	CMU ¹	Supp Regs
Dwelling, One Family							
Dwelling, One Family Dwelling, Two Family			S	S	s	S	
Dwelling, Multi Family			s	S	s	S	
Dwelling, Supported Living		S	S	S	S	S	
Dwelling, Street Level				S			
Dwelling, Accessory		S	S	S	s	S	1
Home Occupation 1						S	1
Home Occupation 2						Х	/
Manufactured Home/Manufactured Home Park ³			S				1
b. LODGING							
Hotel (no room limit)	х					Х	
Inn (up to 12 rooms)	Х	_	Х	S	Х	Х	
Bed & Breakfast (up to 5 rooms)	х	S	Х	Х	Х	х	
- COMMEDCIAL							
c. COMMERCIAL						Х	_
Amusement Centers/Arcades						×	/
Amusement Facility, Accessory	x				s	×	–
Conference Center Daycare Center					S	×	
Fitness Center			S		3	x	
Funeral Home			•			X	
Indoor Recreation			_		s	X	
					s	s	
Marina Madical Clinia					s	X	
Medical Clinic				х	Ť	X	
Office, Business	X X		s	^		×	
Office, Medical Office, Professional	x		S			X	
Office, Professional Outdoor Recreation	$\frac{\hat{x}}{x}$		S	-	_	X	
Restaurant	<u> </u>		s	S		X	
Retail			s	X		X	
Shopping Center						х	
Theater					х	х	
Tavern				S	s	х	
1=							

Animal Hospital Kennel S								
Rennel Rennel Garden Nursery e. AUTOMOTIVE² Towing/Automobile Service Car Wash Drive-Through Facility Gasoline/Convenience Station Auto Sales f. MUNICIPAL/CIVIC Club or Lodge Education Facility Hospital Library Museum Parking Structure Religious Assembly Municipal/Institutional Library Light Industrial Facility Light Industribution Response of the service of	d. OTHER: AGRICULTURE ²	RMU	R	VR	VM	VC	CMU	Supp Regs
Garden Nursery Garden Nursery B S S X e. AUTOMOTIVE ² Towing/Automobile Service Car Wash Drive-Through Facility Gasoline/Convenience Station Auto Sales f. MUNICIPAL/CIVIC Club or Lodge Education Facility Hospital Library Museum S X X Parking Structure Religious Assembly Municipal/Institutional GINDUSTRIAL ² Light Industrial Facility Light Industrial Facility Light Industrial Facility Light Industrial Facility Library Light Industrial Facility Light Industrial Facility Light Industrial Facility Light Industrial Facility Technology/Research Facility Light Industrial Facilit						S	ı	
e. AUTOMOTIVE ² Towing/Automobile Service Car Wash Drive-Through Facility Gasoline/Convenience Station Auto Sales f. MUNICIPAL/CIVIC Club or Lodge Education Facility Hospital Library Museum S X X X Parking Structure Religious Assembly Municipal/Institutional g. INDUSTRIAL ² Light Industrial Facility Heavy Equipment Facility Light Industrial Facility Heavy Equipment Facility Light Industrial Facility Technology/Research Facility Utility Distribution V X X V X V X V X V X V X V X V X V X	Kennel							
Towing/Automobile Service Car Wash Drive-Through Facility Gasoline/Convenience Station Auto Sales f. MUNICIPAL/CIVIC Club or Lodge Education Facility Hospital Library Museum Parking Structure Religious Assembly Municipal/Institutional g. INDUSTRIAL² Laboratory Light Industrial Facility Heavy Equipment Facility Heavy Equipment Facility Heavy Equipment Facility Technology/Research Facility Technology/Research Facility Utility Distribution X X X X X X X X X X X X X X X	Garden Nursery				S	S	Х	
Towing/Automobile Service Car Wash Drive-Through Facility Gasoline/Convenience Station Auto Sales f. MUNICIPAL/CIVIC Club or Lodge Education Facility Hospital Library Museum Parking Structure Religious Assembly Municipal/Institutional g. INDUSTRIAL² Laboratory Light Industrial Facility Heavy Equipment Facility Heavy Equipment Facility Heavy Equipment Facility Technology/Research Facility Technology/Research Facility Utility Distribution X X X X X X X X X X X X X X X								
Towing/Automobile Service Car Wash Drive-Through Facility Gasoline/Convenience Station Auto Sales f. MUNICIPAL/CIVIC Club or Lodge Education Facility Hospital Library Museum Parking Structure Religious Assembly Municipal/Institutional g. INDUSTRIAL² Laboratory Light Industrial Facility Heavy Equipment Facility Heavy Equipment Facility Heavy Equipment Facility Technology/Research Facility Technology/Research Facility Utility Distribution X X X X X X X X X X X X X X X	A ALITOMOTIVE ²							/
Car Wash Drive-Through Facility Gasoline/Convenience Station Auto Sales f. MUNICIPAL/CIVIC Club or Lodge Education Facility Hospital Library Museum Parking Structure Religious Assembly Municipal/Institutional g. INDUSTRIAL² Laboratory Light Industrial Facility Heavy Equipment Facility Light Industrial Facility Heavy Equipment Facility Light Industrial Facility Utility Distribution X							l x	
Drive-Through Facility Gasoline/Convenience Station Auto Sales f. MUNICIPAL/CIVIC Club or Lodge Education Facility Hospital Library Museum Parking Structure Religious Assembly Municipal/Institutional G. INDUSTRIAL² Laboratory Light Industrial Facility Light Industribution Light Industribution Light Industribution Light Industribution Light Industrial Facility Light Industrial Facility Light Industribution Light Indust							x	
Gasoline/Convenience Station Auto Sales Auto Sales f. MUNICIPAL/CIVIC Club or Lodge Education Facility Hospital Library Museum Parking Structure Religious Assembly Municipal/Institutional G. INDUSTRIAL² Laboratory Light Industrial Facility Light Industrial Facility Heavy Equipment Facility Light Industribution Utility Distribution X								/
Auto Sales Auto Sales Auto Sales Auto Sales F. MUNICIPAL/CIVIC Club or Lodge Education Facility Hospital X X X Library X X Museum S X X Parking Structure X S X X Religious Assembly S X X X Religious Assembly S X X X Municipal/Institutional G. INDUSTRIAL ² Laboratory X X Light Industrial Facility Heavy Equipment Facility Technology/Research Facility Utility Distribution A X X X X X X X X X X X X X							X	
f. MUNICIPAL/CIVIC Club or Lodge Education Facility X X X Hospital X X X X Library X X X X X X X X X X X X X X X X X X X								
Club or Lodge Education Facility Hospital Library Museum Parking Structure Religious Assembly Municipal/Institutional G. INDUSTRIAL² Laboratory Light Industrial Facility Heavy Equipment Facility Utility Distribution S X X X X X X X X X X X X X X X	Auto Sales						<u> </u>	-
Club or Lodge Education Facility Hospital Library Museum Parking Structure Religious Assembly Municipal/Institutional G. INDUSTRIAL² Laboratory Light Industrial Facility Heavy Equipment Facility Utility Distribution S X X X X X X X X X X X X X X X								
Club or Lodge Education Facility Hospital Library Museum Parking Structure Religious Assembly Municipal/Institutional G. INDUSTRIAL² Laboratory Light Industrial Facility Heavy Equipment Facility Utility Distribution S X X X X X X X X X X X X X X X								
Club or Lodge Education Facility Hospital Library Museum Parking Structure Religious Assembly Municipal/Institutional G. INDUSTRIAL² Laboratory Light Industrial Facility Heavy Equipment Facility Utility Distribution S X X X X X X X X X X X X X X X								
Club or Lodge Education Facility Hospital Library Museum Parking Structure Religious Assembly Municipal/Institutional G. INDUSTRIAL² Laboratory Light Industrial Facility Heavy Equipment Facility Utility Distribution S X X X X X X X X X X X X X X X								
Club or Lodge Education Facility Hospital Library Museum Parking Structure Religious Assembly Municipal/Institutional G. INDUSTRIAL² Laboratory Light Industrial Facility Heavy Equipment Facility Utility Distribution S X X X X X X X X X X X X X X X								
Education Facility Hospital Library Museum Parking Structure Religious Assembly Municipal/Institutional G. INDUSTRIAL ² Laboratory Light Industrial Facility Heavy Equipment Facility Utility Distribution Education Facility X								
Hospital Library Museum Parking Structure Religious Assembly Municipal/Institutional g. INDUSTRIAL² Laboratory Light Industrial Facility Heavy Equipment Facility Utility Distribution H X X X X X X X X X X X X X X X X X X					S			
Library Museum Parking Structure Religious Assembly Municipal/Institutional g. INDUSTRIAL² Laboratory Light Industrial Facility Heavy Equipment Facility Utility Distribution Library X X X X X X X X X X X X X X X X X X X							ı	
Museum Parking Structure Religious Assembly Municipal/Institutional g. INDUSTRIAL² Laboratory Light Industrial Facility Heavy Equipment Facility Utility Distribution Museum S X X X X X X X X X X X X X X X X X X X								
Parking Structure Religious Assembly Municipal/Institutional G. INDUSTRIAL ² Laboratory Light Industrial Facility Heavy Equipment Facility Technology/Research Facility Utility Distribution Parking Structure X S X X X X X X X X X X X X X X								
Religious Assembly Religious Assembly Municipal/Institutional June June June June June June June June								
Municipal/Institutional G. INDUSTRIAL² Laboratory Light Industrial Facility Heavy Equipment Facility Technology/Research Facility Utility Distribution X X X X X X X X X X X X X		X						
g. INDUSTRIAL ² Laboratory X Light Industrial Facility X Heavy Equipment Facility X Technology/Research Facility X Utility Distribution X								
Laboratory X X	Municipal/Institutional							
Laboratory X X								
Laboratory X X								
Laboratory X X	α INDUSTRIAL ²						<u> </u>	l
Light Industrial Facility Heavy Equipment Facility Technology/Research Facility Utility Distribution X X X X X							Х	
Heavy Equipment Facility Technology/Research Facility Utility Distribution X X X X							х	
Technology/Research Facility X X Utility Distribution X								
Utility Distribution X						х	х	
							х	
							х	

■ BY RIGHT

■ BY SITE PLA

BY SITE PLAN REVIEW

BY SPECIAL PERMIT

BLANK = NOT ALLOWED

¹ For uses in the CMU within the Historic District or a Special Use Permit is required.

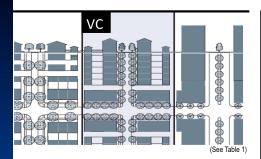
² In the CMU District that is covered by the Historic District Overlay, the uses in the agricultural, automotive, and industrial categories are prohibited.

³ Manufactured Home Overlay

Density Tables

- > 1 Table per District
- > Lists pertinent information
 - Height
 - Lot occupation
 - Lot width
 - Setbacks
 - Includes figures

Village of Wappingers Falls



BUILDING CONFIGURATION

Principal Building	6 stories max., 2 min.
Outbuilding	2 stories max.
LOT OCCUPATION	
Lot Width	20 ft. min.
Lot Coverage	100% max.

SETBACKS - PRINCIPAL BUILDING

(g.1) Front Setback Principal	2 ft. min., 12 ft. max.
(g.2) Front Setback Secondary	2 ft. min., 12 ft. max.
(g.3) Side Setback	0 ft. min., 24 ft. max.
(g.4) Rear Setback	3 ft. min.
Frontage Buildout	80% min. at setback

SETBACKS - OUTBUILDING

(h.1) Front Setback Principal	40 ft. max. from rear prop.
(h.2) Front Setback Secondary	5 ft. min.
(h.3) Side Setback	5 ft. max.

PRIVATE FRONTAGES (See Table 3)

Common Lawn	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	not permitted
Arcade	permitted

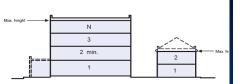
PARKING PROVISIONS

(See Article VI Parking and Off-Street Loading)

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

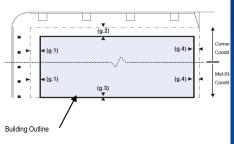
BUILDING CONFIGURATION

- Building height shall be measured in number of Stories excluding Attics.
- Stories may not exceed 11 feet in height from finished floor to finished ceiling, except for a first floor with a maximum of 15 ft and a minimum of 11 ft.
- 3. Height: See height definition.



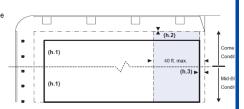
SETBACKS - PRINCIPAL BLDG.

- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- Facades shall be built along the Principal Frontage to the minimum specified width in the table.



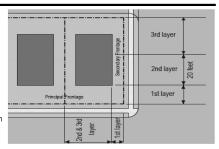
SETBACKS - OUTBUILDING

The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

- Uncovered parking spaces may be provided within the third Layer as shown.
- Covered parking shall be provided within the third Layer as shown.
- Trash containers shall be stored within the third Layer.



General & Supplemental Regulations

General Regulations

- > Cleaned up and reorganized
- > Retained most categories
- > Updated others

Supplemental Regulations

- > Added new regulations for new uses
 - Accessory Dwellings
 - Automotive Uses
 - Home Occupations
 - Manufactured Homes



Parking

- > Reorganized completely
- > Created new format to provide flexibility
- > Intended to create a dialogue in order not to overprescribe parking
- > Provide criteria for evaluation
 - Shall not result in adverse impacts
 - Retain parking on site if practicable
 - On-street parking counts but have to prove it is available
 - Availability of public parking
 - Availability of private parking off-site
- > Shared Parking added



Signs

- > Reorganized completely
- > Clarified sign types
- > Added measurement definition
- > Provided one table summarizing allowed sign types, sizes, and combinations allowed
- > Retained design criteria
- > Retained amortization

§250-1.	'X' indicates sign type is not allowed.
§250-2.	A maximum of one of each type of sign is allowed per establishment.
§250-3.	In no case shall any wall or awning sign exceed 30 square feet.

	RMU	R	VR	VM	VC	CMU		
Temporary	Permitted: se	Permitted: see temporary sign section						
Seasonal	X	.3 sq ft per ft of frontage .5 sq ft per ft of frontage				ıtage		
Wall	X	.5 sq ft per f	t of frontage	1 sq ft per ft of frontage				
Freestanding		16 sq ft		32 9	36 sq ft			
Awning	X	X	X	1 sf per ft of building length				
Projecting		5 sq ft		9 sq ft				
Sidewalk	X	X	X	6 sq ft				
Multi-Tenant	X	X	X	X	X	36 sq ft		
Window	25% of total glass area of the window							



Site Plan Review and Special Permit

- Reorganized to comply with General Municipal Law
- > Placed responsibility with Planning Board
- Synchronized Special Permit with Site Plan review processes
- Clearly defined sketch plan and subsequent application content



Planned Development District (PDD)

- > Newly added
- > Provides flexibility for applicants
- Process involves Village Board and Planning Board
- Result is a zoning change if approved



Next Steps

- Incorporation of Public Comments
- Public Informational Meeting Early January
- Coordination with Dutchess County and SEQRA compliance
- Final Draft posted for public review -End of January
- > Public Hearing February
- > Adoption

